



MEETING DATE: May 26, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Duplex-Fourplex Residential District ("R-2") to Townhouse Residential District ("R-1T"), being the South 2.85 acres out of Lot 39, Bell-Woods Company's Subdivision "C", located along the West side of Compton Road approximately 1,288 feet North of Mile 2 Road, Applicant: Aaron Balli, Adoption of Ordinance # _____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 15, 2026 – Application for rezoning submitted for processing.
- April 25, 2026 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- May 6, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- May 26, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- Due to changing market conditions, the applicant is requesting to rezone the subject property located along the West side of Compton Road from Duplex-Fourplex Residential District ("R-2") to Townhouse Residential (R-1T) District to develop a townhouse subdivision.
- The tract of land measures 180.97 feet along Compton Road and has a depth of 666 feet for a total acreage of 2.85 acres.
- The property was zoned Duplex-Fourplex Residential (R-2) District on June 24, 2024.
- The surrounding zones are Agricultural Open Interim (AO-I) District to the East and South, Duplex-fourplex Residential (R-2) District to the West and Single-family Residential (R-1) District to the North.
- The surrounding land uses are a fourplex apartments subdivision to the West and agricultural land to the South and East. The Bellwood Manor single-family subdivision is under construction to the North.
- The Future Land Use Map shows the property designated for low-density residential uses. Staff believes that the area is in transition to higher density residential uses.
- Notices were mailed to 16 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

STAFF RECOMMENDATION:

Staff recommends approval.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____